

APPROVED 5-8-08

The meeting opened at 7:02 p.m. Present were Anderson, Batchelder, Brown, Jeton, Reilly.

The Board continued the following cases to the 1/10/08 meeting: #3751 - 5 Arrowood Ln & #3750 – 321, 323, 325 Lowell St.

There was a request for a minor modification of Decision No. 3703 (94 Cheever Circle). Batchelder recused herself. Brown made a motion to find that the change is minor. Reilly seconded the motion & the Board voted (4-0) to find that the change is minor. Anderson will write the insignificant change.

At 7:08 p.m. Ranalli & Bevacqua arrived. The Board then discussed 41 Bancroft Rd: the second story on the proposed 2-story addition originally approved by Decision #3725. Brown & Kaija Gilmore, Inspector of Buildings explained that the plans approved by the Board do not coincide with the plans submitted for the building permit. The Board determined that no further action is required.

PETITION NO. 3748

PETITIONER: Wrigley

PREMISES AFFECTED: 12 Highland Ave

MEMBERS: Anderson (Chair), Bevacqua, Reilly, Jeton (Clerk), Brown

Mr. Wrigley represented himself & his wife in their request to construct a shed dormer off the rear of their house. They received a variance in 1983 to remove a garage & construct an addition. The houses on the street were built circa 1930's. Several neighbors supported the proposal. Reilly made a motion to close the hearing. Jeton seconded the motion & the Board voted (5-0) to close the hearing. Reilly made a motion to grant the special permit. Brown seconded the motion & the Board voted (5-0) to grant the special permit. Reilly will write the decision.

PETITION NO. 3740

PETITIONER: Northfield Commons

PREMISES AFFECTED: 57, 59 North St., 5, 7 Webster St.

MEMBERS: Anderson, Bevacqua McDonough, Ranalli, Jeton, Brown

This is a continued public hearing for the purpose of selecting traffic and pro forma peer consultants. Smolak stated that he is expanding the traffic scope and that Conley Associates is the only respondent. The scope will be updated. Anderson explained that the Board needs to authorize awarding Conley the peer review contract and that they would need to work with Conley & Smolak on the scope of the peer review and the price. Brown made a motion to authorize the Board to award Conley the contract for traffic peer review & to work with Conley and Smolak on the scope and price. Jeton seconded the motion & the Board voted (6-0) to authorize. The Board needs to issue authorization for Anderson, Smolak & the Zoning Administrative Secretary (Burke) to get respondents for the Request For Quotations (RFQ) for financial pro forma peer review. Jeton made a motion to authorize Anderson, Smolak & Burke to get respondents for the Financial Pro Forma RFQ. Brown seconded the motion & the Board voted (6-0) to authorize. Smolak confirmed the issues to be discussed at the 12/13/07 meeting. Anderson asked Smolak to also provide a list of waivers requested versus density (based on the number of units).

PETITION NO. 3749

PETITIONER: Curtin

PREMISES AFFECTED: 8 Vine St.

MEMBERS: Anderson, Batchelder, Bevacqua, Ranalli, Jeton, Brown, Reilly

Bill Foster, builder, represented the petitioners' request to construct an addition that will not meet setbacks on a non-conforming house. The proposed front setback, 30.4', is the same as the existing house. He showed pictures of the neighboring houses. Anderson noted that the proposed setback would be slightly closer due to the skewed configuration of the house on the lot. He asked if the proposed addition could be brought in line with the existing house. Foster agreed that they could scale it back. Foster added that the petitioners wish to add a slight bump-out

of 6". Anderson asked for a revised plot plan with accurate dimensions. Several neighbors have voiced their support of the project. The Board waived the site view. Ranalli made a motion to close the public hearing. Batchelder seconded the motion & the Board voted unanimously to close the hearing. Reilly & Bevacqua sat off the deliberation. Anderson noted that with the revisions discussed in the hearing, the front setback would be 31.6' & asked if it could be done with a special permit. Brown reminded the Board that the house was built in 1955, when the front setback requirement was 30'. Brown made a motion to approve a special permit with the condition that the addition be no closer than 31.6' from the front lot line. Batchelder seconded the motion & the Board voted unanimously to approve the special permit with condition. Brown will write the decision.

PETITION NO. 3744

PETITIONER: Andover High School (AHS)

PREMISES AFFECTED: 80 Shawsheen Rd.

MEMBERS: Anderson, Bevacqua, Reilly, Ranalli, Jeton, Brown, Batchelder

Joe Piantedosi, Andover Plant & Facilities Director, presented the petition. Also present were Peter Anderson, AHS Principal, and Ihor Raniuk, Plant & Facilities engineer. Piantedosi submitted a revised proposed sign without the LED but with external / direct illumination.

[Petition #3752 – 139 River Rd – Mobil Corp. Attorney Mark Johnson, representative for 139 River Rd., informed the Board that he & his client will meet with the abutter now and continue to 1/1/0/08. Bevacqua made a motion to continue the hearing to 1/1/0/08. Batchelder seconded the motion & the Board voted (7-0) to continue it to 1/1/0/08.]

[#3744 continued] Piantedosi has been working with AHS, Police, Fire, & the Town on the sign & related safety issues. They have installed a mock up sign to determine the best location. He submitted photos of the AHS driveway. Snow was taken into consideration when determining the height. AHS is used extensively by the public. A mock sign was temporarily placed on site to determine the best location. Several factors were taken into consideration when determining the size, height & location and include visibility, compatibility and traffic safety. The electronic message Board was eliminated per DRB's request. It will be externally illuminated. Piantedosi asked the Board to condition approval 'in substantial conformance' to allow minor changes during the public bid process. He stated the hardship is that the sign by law does not distinguish public/municipal used, many of which are in residential districts. Jeton asked if the materials would be 'in substantial conformance' as well. The proposed would be baked enamel aluminum with painted galvanized steel face. He noted that the base finish is not finalized yet, but there would be no changes in the letters or size, but perhaps in the size of the letters (+/- 1"). The Board discussed in detail the materials & design. Ann Constantine, DRB Chair, reminded the Board that this is a public project & asked for more refinements: decreased size, less commercial. She offered to work more with Piantedosi in the design. Board suggested they meet prior to the ZBA's 1/10/08 meeting. Piantedosi cautioned the Board that public safety may take precedent & pointed out that the size & height were determined in conjunction with Fire & Police. Piantedosi agreed to meet with DRB. Bevacqua made a motion to continue the hearing to 1/10/08. Batchelder seconded the motion & the Board voted unanimously to continue the hearing to 1/1/0/08.

Ranalli made a motion to adjourn the meeting. The Board voted unanimously to adjourn the meeting at 8:05 p.m.